

SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF
JAMES A. BALLI

SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

770•422•7016
TELEPHONE
770•426•6583
FACSIMILE

ADAM J. ROZEN

WWW.SLHB-LAW.COM

September 26, 2017

(Revised Stipulation Letter & Revised Site Plan)

VIA HAND DELIVERY & EMAIL

Mr. Ken Suddreth, Director
Community Development Department
City of Smyrna
3180 Atlanta Road
Smyrna, GA 30080

Re: Rezoning Application of The Woodbery Group, LLC concerning a 4.71 Acre Tract located on the west side of Bell Drive. (No. Z17-016)

Dear Ken:

As you know, I represent The Woodbery Group, LLC (“Woodbery”) concerning the above-captioned Application for Rezoning. The application is scheduled to be heard and considered by the City of Smyrna Planning & Zoning Board on October 9, 2017 and, thereafter, the application is scheduled to be heard and considered for final action by the Mayor and City Council on November 20, 2017.

While this application has been pending, we have participated in multiple meetings with you and the City’s professional staff and have spoken with area residents, adjacent business owners along the Spring Road Corridor and the Ward Councilman. As a follow up to those discussions and dialogue, enclosed are the requisite number of copies of a Revised Site Plan and Tree Preservation & Replacement Plans. Also enclosed are Revised renderings/elevations which depict the architectural style and composition of the proposed townhomes.

This application was previously tabled in order to allow Woodbery an opportunity to confer with its consultants regarding these “deliverables” and in order to ensure that Staff’s and the City’s expectations, to the extent possible to do so, were included in these revised documents. The balance of this letter will serve as Woodbery’s expression of agreement with the following stipulations which, upon the rezoning being approved, as amended and modified hereby, shall become conditions and a part of the grant of the requested rezoning and binding upon the subject property thereafter. The referenced stipulations are as follows, to wit:

SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

VIA HAND DELIVERY & EMAIL

Mr. Kenneth Suddreth, Director
Community Development Department
September 26, 2017
Page 2

1. The Revised stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions in whatsoever form which are currently in place concerning the property which constitutes the subject matter of the above-captioned Application for Rezoning.
2. The rezoning of the subject property shall be from R-15 to Conditional RM-15, predicated upon substantial conformity to the Revised Site Plan which is being submitted concurrently herewith.
3. The subject property shall be developed for attached single-family residences (townhomes) upon a total of 4.71 acres for a total number of 59 homes at a density of 12.52 units per acre.¹
4. The size of the attached single-family townhomes shall range from a minimum of 1,800 square feet up to 3,000 square feet and possibly greater.²
5. The architectural style and composition of the townhomes shall be in substantial compliance with the enclosed Revised architectural renderings/elevations and shall be traditional with the composition of which consisting of a mixture of either brick, stacked-stone, cedar shake and/or Hardiplank. Patios, decks and privacy fencing shall be prohibited along or oriented to Bell Drive.
6. As shown on the Revised Site Plan, there will be sixteen (16) twenty-two foot (22') wide townhomes; fifteen (15) twenty-six foot (26') wide townhomes; and, twenty-eight (28) twenty-five foot (25') wide townhomes. The townhomes will consist of a mixture of front and rear loaded two (2) car garages which shall be designed to accommodate two (2) vehicles at all times.

The driveways of the townhomes shall be a minimum of twenty-two feet (22') in length (measured flush from the garage door to the five foot [5'] sidewalk) in order to accommodate the parking of two (2) additional vehicles. Additionally, the Revised Site Plan reflects additional and strategically positioned guest parking.

¹ Last year, the adjacent property was rezoned for Woodbery & Traton by the City of Smyrna (No. Z16-012) at a density of approximately 13 units per acre. Additionally, Afton Downs, Phases I – III, an existing townhome development (circa 1982), was developed in phases with densities ranging from 9.17 – 10.25 units per acre.

² Price points are anticipated ranging from approximately \$360,000 - \$450,000.

SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

VIA HAND DELIVERY & EMAIL

Mr. Kenneth Suddreth, Director
Community Development Department
September 26, 2017
Page 3

7. All of the townhomes within the residential community shall be “For Sale” only. The subdivision covenants shall, however, contain a recital stating that the leasing of the townhomes shall be limited to no more than ten percent (10%) of the total number of townhomes and for no lease term less than one (1) year in duration.

8. The creation of a Master Mandatory Homeowners Association (“HOA”) and the submission of a Declaration of Covenants, Conditions and Restrictions (“CCRs”) which shall include, among multiple other components, strict architectural controls in substantial conformity to the architectural style and composition mentioned above.

The HOA shall be responsible for the upkeep and maintenance of all common areas; the private streets; tree preservation areas; community Open Space; amenities; mail kiosks as required by the USPS; landscaped buffers; an approximate fifty foot (50’) wide tract of land denominated as “Reserved for Potential Future Access and/or the Installation of Infrastructure”; and, other landscaping and signage components within and/or related to the proposed townhome community.

9. A third-party management company shall be hired to manage the day-to-day operations of the HOA. The third-party management company shall also be responsible for the management of all association monies as well as ensuring that the association is properly insured until such time as the HOA makes a determination that it can undertake such responsibilities.

10. The submission of a landscape plan during the Plan Review process which shall be subject to staff review and approval and which shall include, but not necessarily be limited to, the following:

- a. The landscape plan, which shall be prepared, stamped and signed by a Georgia Registered Landscape Architect or a Degreed Horticulturist shall identify: open space areas; landscaped common areas; and, other components of the proposed townhome community which will be identified during the Plan Review process.
- b. All HVAC and mechanical systems and home utilities within the community shall be screened by way of fencing and/or landscaping.
- c. Entry signage for the proposed townhome community shall be ground-based, monument style, landscaped, lighted and irrigated.

SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

VIA HAND DELIVERY & EMAIL

Mr. Kenneth Suddreth, Director
Community Development Department
September 26, 2017
Page 4

-
- d. The installation of sodded front, side and rear yards.
 - e. Presently, stormwater detention and water quality components are shown as being located underground. However, to the extent that either detention or water quality features are placed above-ground, they shall be landscaped appropriately in order to be attractive to homes both inside and outside of the proposed townhome community.³
 - f. Compliance with the City's current Tree Preservation & Replacement Ordinance and substantial conformity to the Revised Tree Survey/Tree Protection/Tree Replacement plans which are being submitted concurrently herewith. All tree protection measures shall be adhered to during the construction and build-out of the proposed townhome community.
11. Subject to recommendations from the City of Smyrna Engineer concerning hydrology, stormwater management, detention, water quality and downstream considerations, including recommendations regarding the ultimate positioning and configuration of on-site detention and water quality. Also, compliance with the following engineering considerations:
- a. Providing the City Engineer with a conceptual hydrology plan for the subject property.
 - b. Verifying point(s) discharge with respect to detention/water quality.
12. Compliance with the recommendations from the Public Works Director, as follows:
- a. The streets to be constructed shall be private; however, said streets shall be built to the City of Smyrna's design and detail standards except as to the width of said streets.
 - b. Each townhome unit shall be individually metered with respect to water utilization.

³ Unlike most applications for rezoning, Woodbery's engineers have completed a large percentage of the engineering for the subject property which has been helpful and instructive in terms of revising the site plan and formulating the within and foregoing stipulations/conditions.

SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

VIA HAND DELIVERY & EMAIL

Mr. Kenneth Suddreth, Director
Community Development Department
September 26, 2017
Page 5

- c. The private streets shall be designed to provide adequate access and maneuverability for sanitation and public safety services and vehicles.

13. Compliance with the City of Smyrna Fire Department recommendations with respect to Life Safety and Fire Prevention Issues during the Plan Review Process, including the following:

- a. Providing a turning model for the site in order to reflect that fire trucks and related apparatus will be able to access all portions of the subject property.
- b. Compliance with the City of Smyrna's Turning Performance Analysis with respect to fire safety vehicles and apparatus.

14. Building setbacks shall be as follows:

- a. Fifteen foot (15') front setbacks (from the main structure of each building).
- b. Ten foot (10') front setbacks (for porches, steps and stoops).
- c. Twenty foot (20') side setbacks (on the north).
- d. Ten foot (10') side setbacks (on the south).
- e. Twenty foot (20') rear setbacks.

Additionally, Woodbery requests a concurrent Variance in order to average thirty feet (30') of spacing between buildings as shown on the Revised Site Plan.

15. Ensuring that common Open Space areas, mail kiosks, etc. are in substantial compliance with and are ADA accessible.

SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

VIA HAND DELIVERY & EMAIL

Mr. Kenneth Suddreth, Director
Community Development Department
September 26, 2017
Page 6

16. The Community Development Director shall have the authority to approve minor modifications to these stipulations, the architectural renderings/elevations, the site plan and the overall proposal as it proceeds through the Plan Review Process and thereafter except for those that:

- a. Increase the density of the Residential Community.
- b. Relocate a structure closer to the property line of adjacent property which is zoned the same or in a more restrictive zoning district.
- c. Increase the height of a building which is adjacent to property which is zoned in the same or a more restrictive zoning district.
- d. Change access locations to different rights-of-way.

The subject property is located in an area under the City's Future Land Use Map which is denominated as Urban Residential which contemplates a minimum of six (6) units per acre with there being no cap on proposed densities. The proposed development of the subject property is in keeping with the City of Smyrna's recently adopted "Spring Road Corridor LCI Master Plan" as it is located within an "Area of Development Opportunity".

With respect to the foregoing, Woodbery's townhome proposal is entirely appropriate from a land use planning perspective and in keeping with last year's townhome rezoning by Woodbery and Traton (No. Z16-012) and the transitional nature of the subject property which has both direct contiguity to commercial developments and commercially oriented uses along the Spring Road Corridor.

SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

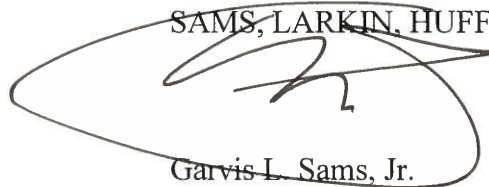
VIA HAND DELIVERY & EMAIL

Mr. Kenneth Suddreth, Director
Community Development Department
September 26, 2017
Page 7

Please do not hesitate to contact me should you or your staff require additional information or documentation prior to the formulation of Staff's Analysis and Recommendations or prior to the application being heard and considered by the Planning & Zoning Board and the Mayor and City Council. With kind regards, I am

Very truly yours,

SAMS, LARKIN, HUFF & BALLI, LLP



Garvis L. Sams, Jr.
gsams@slhb-law.com

GLS, Jr./klk
Enclosures/Attachments

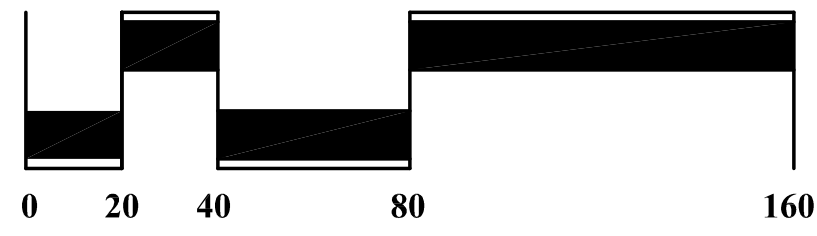
cc: Honorable A. Max Bacon, Mayor (via email w/attachments)
Mr. Derek Norton, City Council Member (via email w/attachments)
Members, City of Smyrna City Council (via email w/attachments)
Ms. Tammi Saddler Jones, City Administrator (via email w/attachments)
Members, City of Smyrna Planning & Zoning Board (via email w/attachments)
Mr. Russell G. Martin, AICP, Senior City Planner (via email w/attachments)
Mr. Eric Randall, P.E., City Engineer (via email w/attachments)
Mr. Kevin Moore, P.E., Assistant City Engineer (via email w/attachments)
Mr. Scott Stokes, Public Works Director (via email w/attachments)
Mr. Timothy Grubaugh, Fire Marshall (via email w/attachments)
Ms. Terri Graham, City Clerk (via email w/attachments)
Scott A. Cochran, Esq. (via email w/attachments)
Mr. David Meyer, RLA, DGM Land Planning Associates (via email w/attachments)
Mr. David Woodbery, Woodbery Group, LLC (via email w/attachments)

Bell Drive Community

City of Smyrna, Georgia Land Lots 809, 17th District, 2nd Section

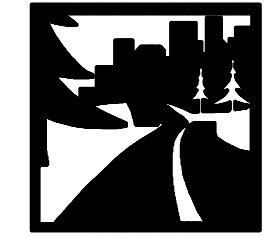
property owner:

The Woodbery Group, LLC
 950 Lowery Boulevard
 Suite #18
 Atlanta, Georgia 30318
 404-233-1411

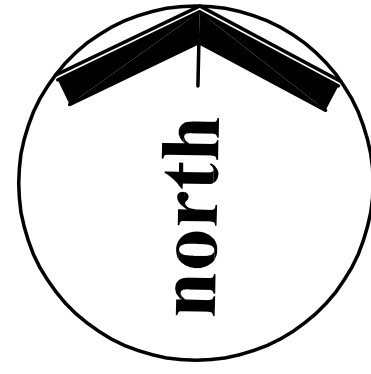


September 22, 2017

DGM
 LAND PLANNING
 CONSULTANTS



975 COBB PLACE
 Blvd, Suite 212
 KENNESAW
 GA 30144
 770 514-9006
 FAX 514-9491



Site Data

Total Site Area: 4.71 AC
Present Zoning: R-15
Proposed Zoning: RM-15
Density: 12.52 Units/AC
Total Units Shown: 59

- 16 - 22' wide units w/2 car garages
- 15 - 26' wide units w/2 car garages
- 28 - 25' wide units w/2 car garages

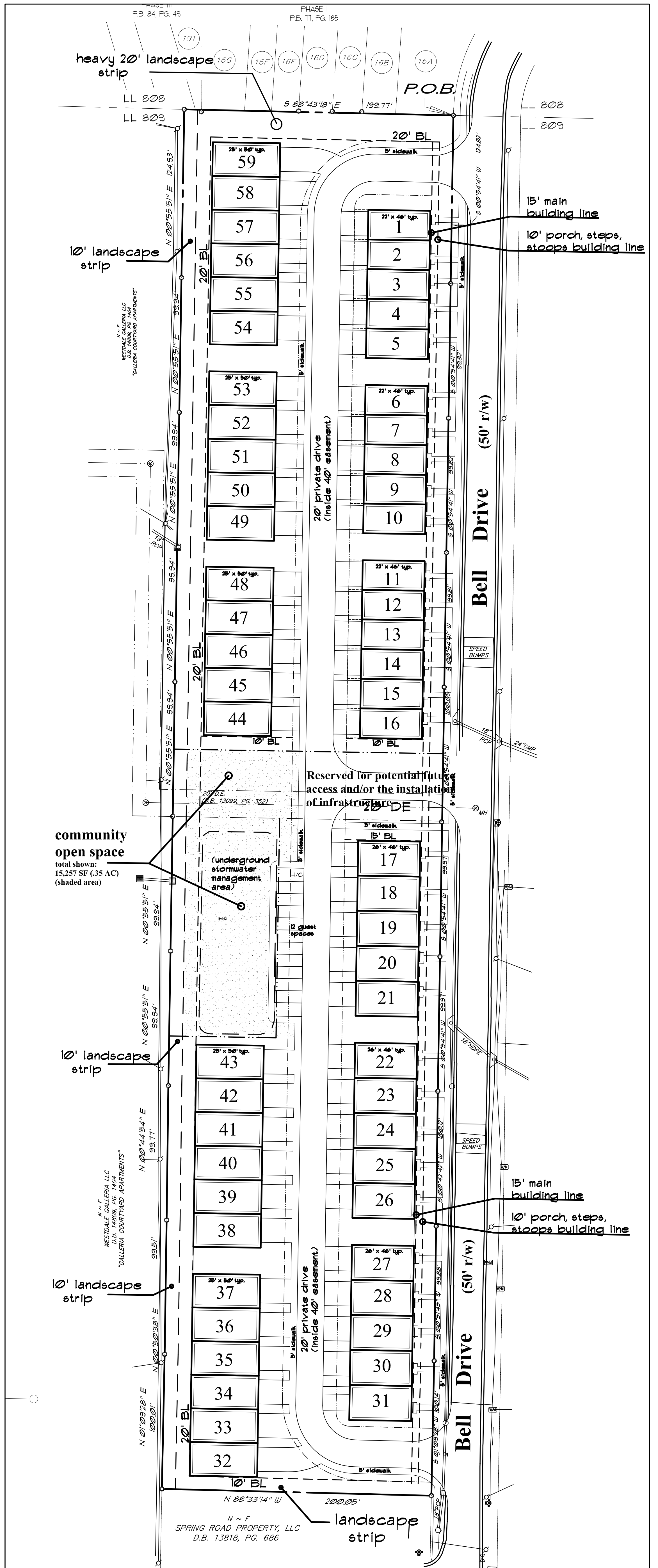
Proposed Building Setbacks:

- front:** 15' (main structure of building)
- 10' (for porch, steps and stoops)
- side:** 20' (north)
- 10' (south)
- rear:** 20'

Total Guest Parking: 130 spaces

General Notes:

1. Boundary survey by Gaskins Surveying and Engineering, dated June 19, 2017.
2. Topography from Cobb County GIS Maps.
3. According to Flood Insurance Rate Map (FIRM) #1306TC0138G, dated December 16, 2008, no portion of this site contains floodplain.
4. No cemeteries are known to exist on site.
5. No wetlands are known to exist on site.
6. No state waters are known to exist on site.
7. No archeological or architectural landmarks are known to exist on site.
8. Existing utility easements are shown on plan.
9. Stormwater and water quality structures are conceptual and will be designed further based on proposed hydrologic study.

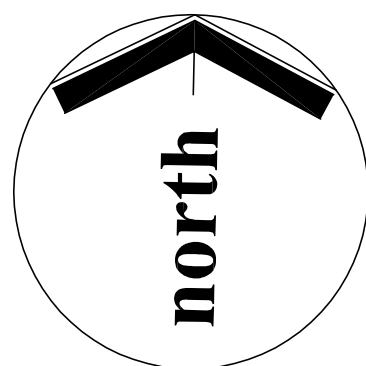
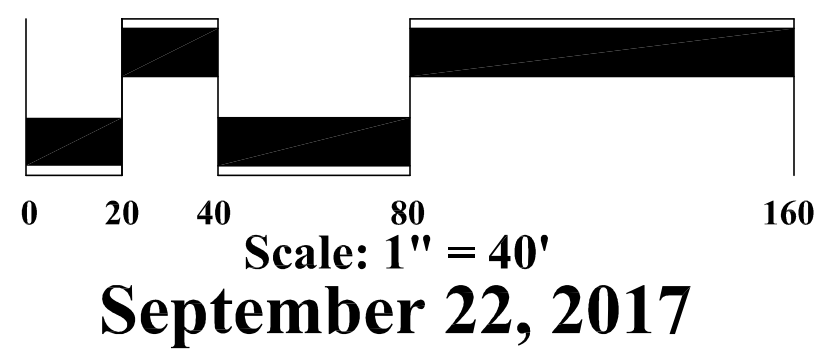


Bell Drive Community

City of Smyrna, Georgia Land Lots 809, 17th District, 2nd Section

property owner:

The Woodbery Group, LLC
 950 Lowery Boulevard
 Suite #18
 Atlanta, Georgia 30318
 404-233-1411



DGM
 LAND PLANNING
 CONSULTANTS

975 COBB PLACE
 BLVD, SUITE 212
 KENNESAW
 GA 30144
 770 514-9006
 FAX 514-9491



Tree Calculations

Site Area Calculation:
 Net Site Area = 4.71 AC

Tree Density Calculation:
 4.71 AC x 100"/AC = 471 Total Inches Required
 EDF + RDF = SDF
 EDF = 269" (269" of non-specimens + 0" of specimens preserved)
 RDF = 302" (23 x 4" cal. street trees = 92" + 210" of replacement trees elsewhere on site)
 269" + 302" = 571" SDF (with 100" surplus which will count against recompense)
 therefore density is satisfied

Specimen Tree Recompense Calculation:
 149" specimen trees have been removed. (see Tree Survey/Protection Plan)
 Therefore, the 100" maximum recompense applies.
 100" of recompense has been provided by 6" replacement trees on site exclusive of street trees.

Street Tree Requirement:
 23 trees are required per the street tree requirement (see Tree Replacement Plan). A total of 23 x 4" caliper trees have been provided. Street trees have been placed at every viable and appropriate location possible. The 23 (92") are being counted to satisfy density requirements.

Preserved Non Specimen Tree Inches

Tree Number	Tree Size DBH (in inches)	Tree Species
1	20	PINE
2	17	PINE
5	20	PINE
34	19	PINE
35	13	PINE
36	12	SWEET GUM
67	12	MAPLE (TWIN)
68	12	MAPLE
69	29	MAPLE
70	16	OAK
86	15	PINE
87	18	PINE
88	12	PINE
89	12	SYCAMORE
90	14	PINE
91	14	PINE
93	14	CYPRESS
Total Inches:	269	

City of Smyrna Required Notes:

- All existing trees, specimen and non-specimen, counted for EDF credits must be fully preserved during individual lot permitting.
- All trees must be planted at least 10' from any utility line.
- Tree save fence for entire site must be installed, inspected and approved prior to installation of erosion control measures. No land disturbance or demolition is allowed before tree save fencing has been inspected and approved by Community Development Director.
- The CRZ of Specimen trees receiving a 3X credit shall be protected with 6' chain link tree save fencing spaced 6' on center with metal support posts and Tree Save signage. Installation of tree save fence will involve no trenching, 4" of organic mulch over the CRZ, and an above ground irrigation system.
- The Community Development Director must inspect the site before installation of erosion control measures. Land disturbance without a site inspection and approval by the Community Development Director will result in a "Stop-Work Order" and fines.
- If tree survey inaccuracies are found on-site, a stop work order will be issued until revised plans are approved and processed based on accurate information.
- The Community Development Director must inspect and approve the site before the issuance of a Certificate of Occupancy.
- Trees agreed upon to be saved is the responsibility of the owner.
- A 3-4" layer of mulch will be required for the CRZ of Specimen Trees. Mulch must be applied prior to start of construction. Keep mulch at least 5" from the trunk of the tree.
- A minimum 3-4" layer of mulch will be required for all existing, non specimen, landscape trees, including street trees and parking lot trees. Mulch must be applied prior to start of construction. Mulch shall not be placed directly against tree trunks.
- All newly planted trees shall have visible root flares at finished grade. No circling roots shall be allowed on planted trees. The upper 2/3 of the wire basket, all burlap, and strapping shall be cut and removed prior to backfill.
- Trees less than the caliper inch shown will not be accepted. I.e.: 4 inch caliper trees must be 4 inches or larger.
- Plant height measurement is taken at the top of the main body of the plant and not at the tip of the topmost growth.
- All newly planted trees shall be equivalent in quality to a Florida #1 grade or better. All trees of lesser quality shall be rejected by the Community Development Director.
- Watering bags or a drip irrigation system will be provided for all trees prior to issuance of the certificate of occupancy. During first year bags will be refilled weekly by owner and refilled during droughts for a minimum of 2 years after installation.
- All tree guys and stakes shall be removed from tree one year after planting or before.

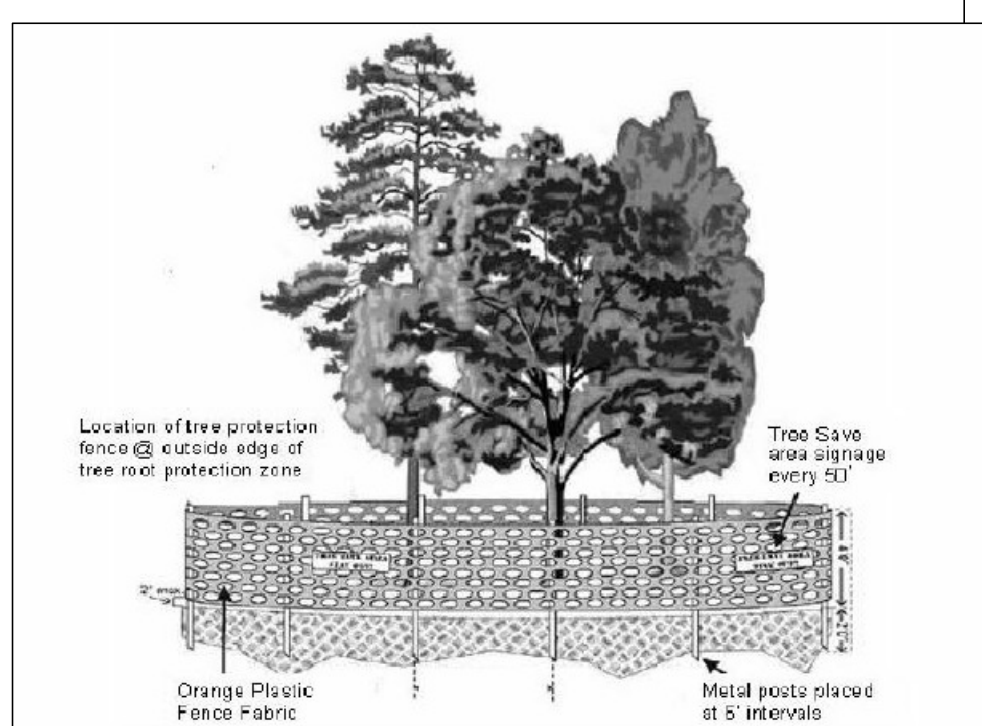
NO TRENCHING ALLOWED IN TREE SAVE AREAS-INCLUDING IRRIGATION.

CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT (770) 319-5387 TO ARRANGE A PRECONSTRUCTION CONFERENCE PRIOR TO ANY LAND DISTURBANCE. NO PERMIT SHALL BE ISSUED UNTIL PLANS ARE APPROVED AND AN ON-SITE INSPECTION WITH CITY REPRESENTATIVE OCCURS.

ALL TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO GRADING OR THE REMOVAL OF IMPERVIOUS SURFACES OR STRUCTURES.

BUFFERS SHALL BE REPLANTED SUBJECT TO COMMUNITY DEVELOPMENT DEPARTMENT APPROVAL.

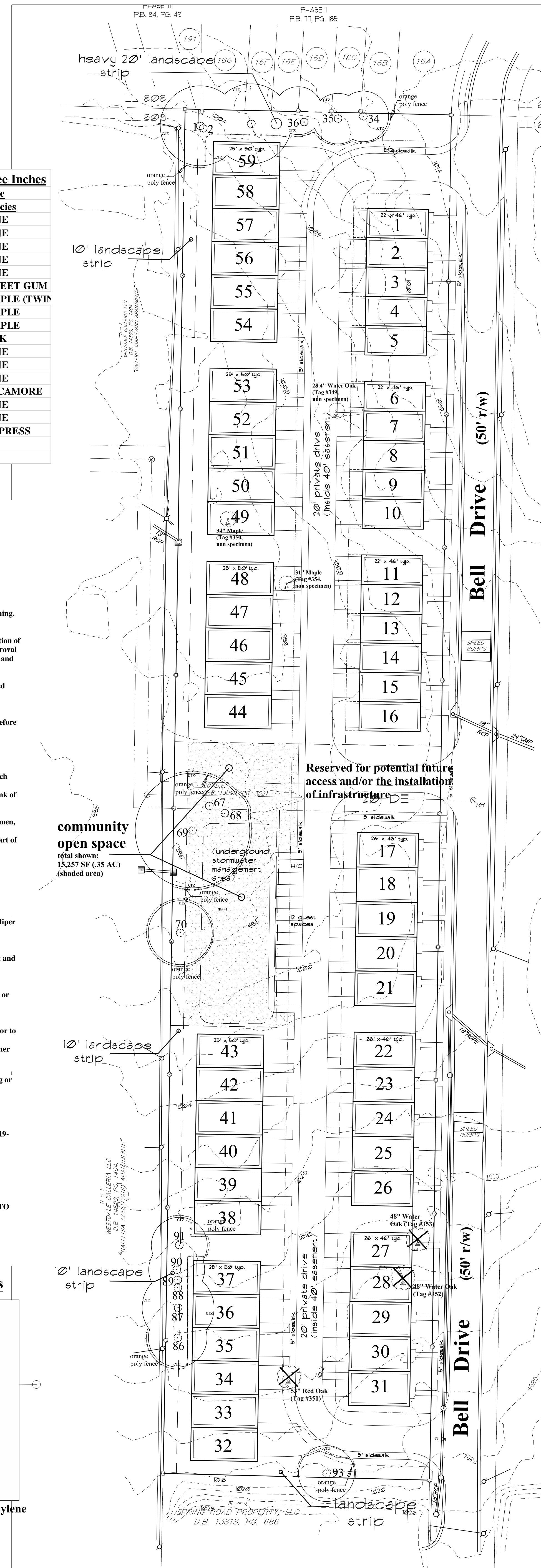
Tree Protection for Non-Specimen Trees



NOTE:
 CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT (770) 319-5387 TO ARRANGE A PRECONSTRUCTION CONFERENCE PRIOR TO ANY LAND DISTURBANCE. NO PERMIT SHALL BE ISSUED UNTIL PLANS ARE APPROVED AND AN ON-SITE INSPECTION WITH CITY REPRESENTATIVE OCCURS.

ALL TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO GRADING OR THE REMOVAL OF IMPERVIOUS SURFACES OR STRUCTURES.

BUFFERS SHALL BE REPLANTED SUBJECT TO COMMUNITY DEVELOPMENT DEPARTMENT APPROVAL.



Removed Specimen Tree Inches

Tree Number	Tree Species	Tree Size DBH (in inches)	CRZ Radius (in feet)
351	Red Oak	53	80
352	Water Oak	48	72
354	Water Oak	48	72
Total Inches:		149	

Preserved Specimen Tree Inches

Tree Number	Tree Species	Tree Size DBH (in inches)	CRZ Radius
Total Inches:		0	

MODIFIED ARBORIST REPORT FOR:

Bell Drive - Phase 2 Development, Cobb County, Georgia
 Prepared for: The Woodbery Group
 Visual Inspection only Prepared by: T.J. Schell, LLC
 Landscape Architects and Certified Arborists
 2985 Gordy Parkway, Suite 422, Marietta, GA 30066
 teresa@tjschell.com Cell 770-361-2319 Teresa H. Eldredge, RLA, ISA
 Certified Arborist ISA SO-5442A
 May 23, 2017
 Revised June 16, 2017

City of Smyrna:

- 10" dbh Small Trees-Dogwood, Redbud, and Sourwood;
- 24" dbh Overstory-Genus oak and beech;
- 30" dbh Overstory-Ash, blackgum, cedar, fir, hickory, maple, pecan, persimmon, spruce;
- 36" dbh Overstory-Genus pine, sweetgum, and poplar.

A specimen tree must also meet the following minimum standards:

- a. A life expectancy of greater than 15 years;
- b. A structurally sound trunk, not hollow and having no extensive decay, and less than ten percent radial trunk dieback;
- c. No more than two major and several minor dead limbs (hardwoods only);
- d. No major insect or pathological problem;
- e. Relatively uniform crown distribution or correctable crown distribution with no more than 70 percent of all branches on one side of tree;

#2708 Bell Dr.
 No specimen trees

#2720 Bell Dr.
 One 22" Water Oak at the edge of the driveway near the back corner of the house
 1. Water Oak - 21" DBH (28.4 with calculation) - (Tag #349) Double trunk at 1' ht. - not structurally sound, some decay at areas around base. Request Not Specimen

#2732 Bell Dr.
 1. Maple - 34" DBH - (Tag #350) Double trunk (4'-8" ht. split) with included bark, 3 large dead branches and one main trunk rings hollow when sounded with mallet. Request Not Specimen. One other large maple in backyard, does not meet 30" caliper minimum

#2742 Bell Dr.
 1. Maple - 31" DBH - (Tag #354) 10% canopy dieback, several vertical splits on trunk with fungal bodies at openings (4 separate locations around tree indicates internal decay), rings hollow when sounded on one side of tree - Request Not Specimen

#2754 Bell Dr. - No specimen sized trees
 No specimen trees. Two large maples and one large Pine in back yard (do not meet DBH minimum requirements)

#2766 Bell Dr.
 No specimen trees. Two med. - large maples as measured at narrowest point below split (do not meet minimum requirements)

#2776 Bell Dr.
 No specimen trees

#2788 Bell Dr.
 No specimen trees. Two large pines and one pecan in front yard (do not meet minimum requirements) - Large maple in backyard as measured at narrowest point below split does not meet minimum requirements.

#2800 Bell Dr.
 1. Water Oak - 48" DBH - (Tag #353) Minor included bark. Needs canopy cleaning. Good Condition
 2. Water Oak - 48" DBH - (Tag #352) Included bark shows previous initial point of partial failure. Although wound wood appears strong at perimeter of disturbed area, point of previous failure is critical to structural integrity of tree. Home, sidewalk (recently replaced) and roadway (Bell Dr) are all in target zone. Request Not Specimen.

#2812 Bell Dr.
 1. Red Oak - 53" DBH - (Tag #351) Needs canopy cleaning. Good Condition

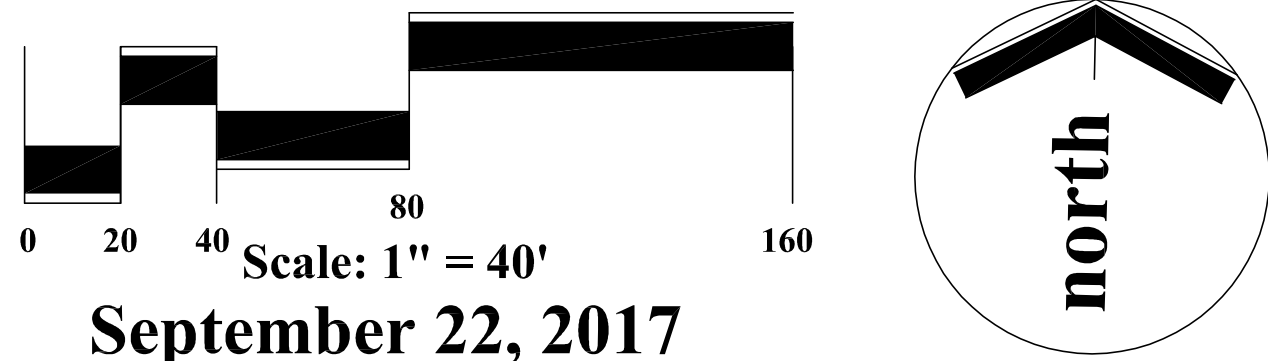
Tree Replacement Plan - Sheet 3 of 3

Bell Drive Community

City of Smyrna, Georgia Land Lots 809, 17th District, 2nd Section

property owner:

The Woodbery Group, LLC
 950 Lowery Boulevard
 Suite #18
 Atlanta, Georgia 30318
 404-233-1411



September 22, 2017

DGM
 LAND PLANNING
 CONSULTANTS



975 COBB PLACE
 BLVD SUITE 212
 KENNESAW
 GA 30144
 770 514-9006
 FAX 514-9491



Tree Calculations

Site Area Calculation:

Net Site Area = 4.71 AC

Tree Density Calculation:

4.71 AC x 100"/AC = 471 Total Inches Required

EDF + RDF = SDF

EDF = 269" (269" of non-specimens + 0" of specimens preserved)
 RDF = 302" (23 x 4" cal. street trees = 92" + 210" of replacement trees elsewhere on site)

269" + 302" = 571" SDF (with 100" surplus which will count against recompense)

therefore density is satisfied

Specimen Tree Recompense Calculation:

149" specimen trees have been removed. (see Tree Survey/Protection Plan)

Therefore, the 100" maximum recompense applies.

100" of recompense has been provided by 6" replacement trees on site exclusive of street trees.

Street Tree Requirement:

23 trees are required per the street tree requirement (see Tree Replacement Plan). A total of 23 x 4" caliper trees have been provided. Street trees have been placed at every viable and appropriate location possible. The 23 (92") are being counted to satisfy density requirements.

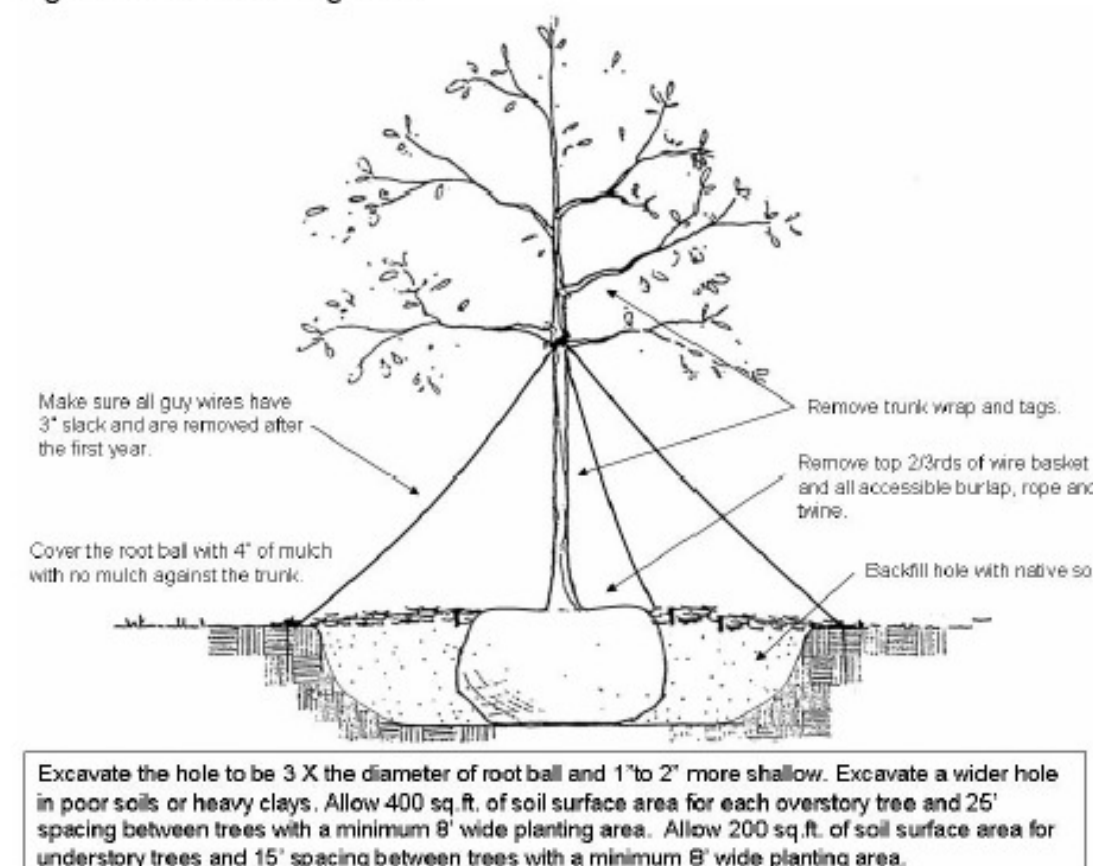
Tree List

PLANT TYPE	LABEL	QUAN.	COMMON NAME	BOTANICAL NAME	SIZE	HGT.	DENSITY	RECOMP.	TOTAL INCHES	MIN. SPACE	% OF TOTAL
(street tree)	GB	8	Ginkgo	Ginkgo biloba	4" Cal.	10'-12'	32		32	25' o.c.	25.9%
(replacement tree)	GB	7	Ginkgo	Ginkgo biloba	6" Cal.	12'-14'		42	42	25' o.c.	
(street tree)	PS	3	Chinese Pistache	Pistacia chinensis	4" Cal.	10'-12'	12		12	25' o.c.	17.2%
(replacement tree)	GB	7	Chinese Pistache	Pistacia chinensis	6" Cal.	12'-14'		42	42	25' o.c.	
(street tree)	UP	8	Lacebark Elm	Ulmus parvifolia	4" Cal.	10'-12'	32		32	25' o.c.	25.9%
(replacement tree)	GB	7	Lacebark Elm	Ulmus parvifolia	6" Cal.	12'-14'		42	42	25' o.c.	
(street tree)	ZS	4	Zelkova	Zelkova serrata	4" Cal.	10'-12'	16		16	25' o.c.	19.0%
(replacement tree)	GB	7	Zelkova	Zelkova serrata	6" Cal.	12'-14'		42	42	25' o.c.	
(street tree)	QPH	0	Willow Oak	Quercus phellos 'Hightower'	4" Cal.	10'-12'	0		0	25' o.c.	12.1%
(replacement tree)	GB	7	Willow Oak	Quercus phellos 'Hightower'	6" Cal.	12'-14'		42	42	25' o.c.	
		58	TOTALS				202	100	302		100.0%

City of Smyrna Required Notes:

- All existing trees, specimen and non-specimen, counted for EDF credits must be fully preserved during individual lot permitting.
- All trees must be planted at least 10' from any utility line.
- Tree save fence for entire site must be installed, inspected and approved prior to installation of erosion control measures. No land disturbance or demolition is allowed before tree save fencing has been inspected and approved by Community Development Director.
- The CRZ of Specimen trees receiving a 3X credit shall be protected with 6' chain link tree save fencing spaced 6' on center with metal support posts and Tree Save signage. Installation of tree save fence will involve no trenching, 4" of organic mulch over the CRZ and an above ground irrigation system.
- The Community Development Director must inspect the site before installation of erosion control measures. Land disturbance without a site inspection and approval by the Community Development Director will result in a "Stop-Work Order" and fines.
- If tree survey inaccuracies are found on-site, a stop work order will be issued until revised plans are approved and processed based on accurate information.
- The Community Development Director must inspect and approve the site before the issuance of a Certificate of Occupancy.
- Trees agreed upon to be saved is the responsibility of the owner.
- A 3-4" layer of mulch will be required for the CRZ of Specimen Trees. Mulch must be applied prior to start of construction. Keep mulch at least 5" from the trunk of the tree.
- A minimum 3-4" layer of mulch will be required for all existing, non specimen, landscape trees, including street trees and parking lot trees. Mulch must be applied prior to start of construction. Mulch shall not be placed directly against tree trunks.
- All newly planted trees shall have visible root flares at finished grade. No circling roots shall be allowed on planted trees. The upper 2/3 of the wire basket, all burlap, and strapping shall be cut and removed prior to backfill.
- Trees less than the caliper inch shown will not be accepted. I.e.: 4 inch caliper trees must be 4 inches or larger.
- Plant height measurement is taken at the top of the main body of the plant and not at the tip of the topmost growth.
- All newly planted trees shall be equivalent in quality to a Florida #1 grade or better. All trees of lesser quality shall be rejected by the Community Development Director.
- Watering bags or a drip irrigation system will be provided for all trees prior to issuance of the certificate of occupancy. During first year bags will be refilled weekly by owner and refilled during droughts for a minimum of 2 years after installation.

Figure 11: Tree Planting Detail

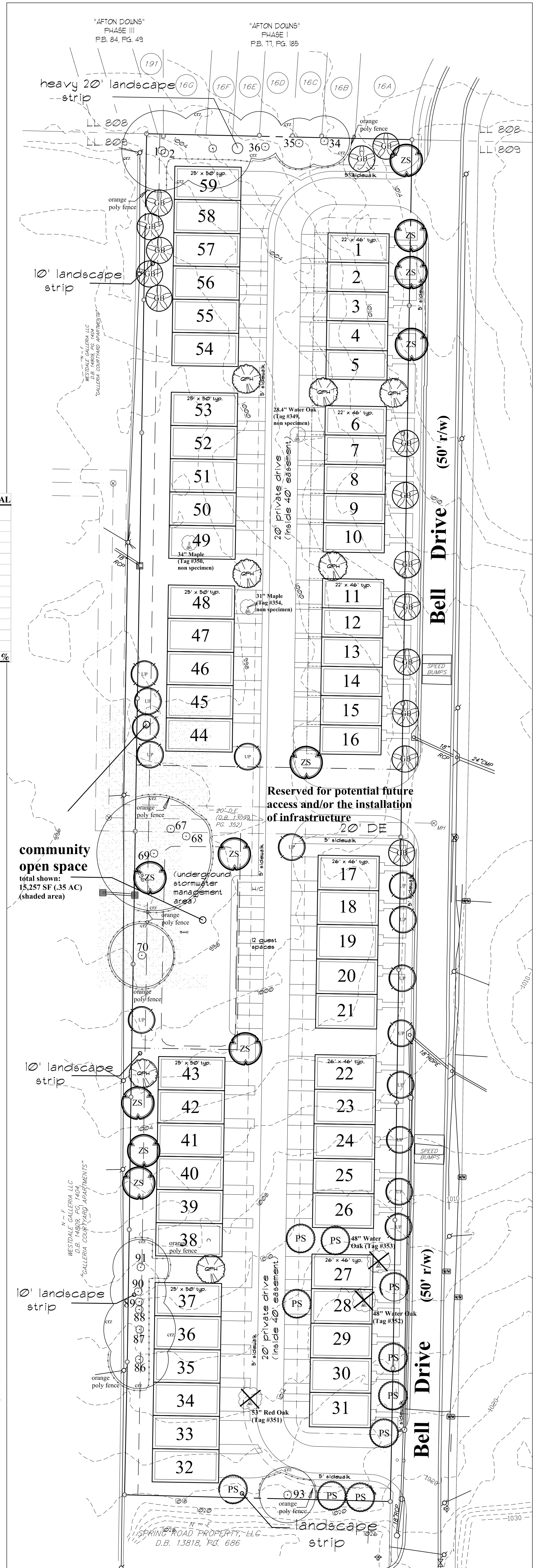


NOTE:

CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT (770) 319-5387 TO ARRANGE A PRECONSTRUCTION CONFERENCE PRIOR TO ANY LAND DISTURBANCE. NO PERMIT SHALL BE ISSUED UNTIL PLANS ARE APPROVED AND AN ON-SITE INSPECTION WITH CITY REPRESENTATIVE OCCURS.

ALL TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO GRADING OR THE REMOVAL OF IMPERVIOUS SURFACES OR STRUCTURES.

BUFFERS SHALL BE REPLANTED SUBJECT TO COMMUNITY DEVELOPMENT DEPARTMENT APPROVAL.





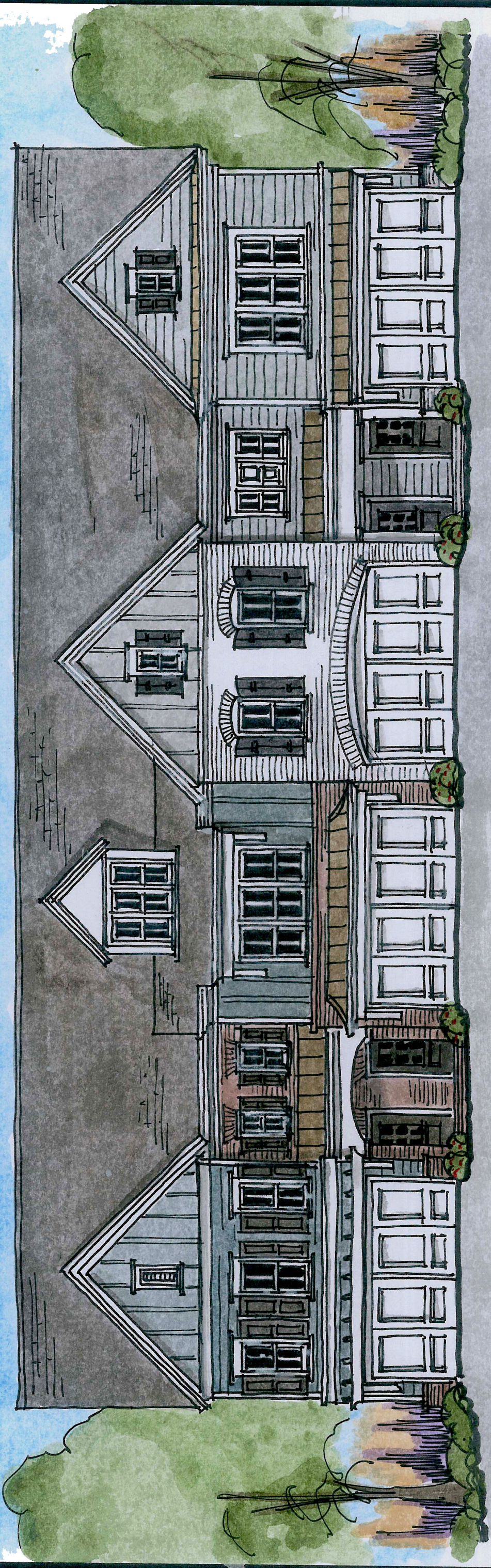
The information contained in this document is the exclusive property of Caldwell Cline Architects and Designers and cannot be used or reproduced in any manner without the expressed consent of the owner.

DAVID WEEKLEY HOMES

BELL DRIVE ELEVATION

CALDWELL • CLINE
ARCHITECTS • DESIGNERS

222 CRESCENT CIRCLE MARIETTA GA 30064
PHONE 770-424-3882 678-668-8930 FAX



The information contained in this document is the exclusive property of Caldwell Cline Architects and Designers and cannot be used or reproduced in any manner without the expressed consent of the owner.

DAVID WEEKLEY HOMES

INTERIOR FRONT ELEVATION
BELL DRIVE

CALDWELL • CLINE
ARCHITECTS • DESIGNERS
222 CRESCENT CIRCLE MARIETTA GA 30064
PHONE 770-424-3882 678-668-8930 FAX



The information contained in this document is the exclusive property of Caldwell Cline Architects and Designers and cannot be used or reproduced in any manner without the expressed consent of the owner.

DAVID WEEKLEY HOMES

REAR ELEVATION
BELL DRIVE - INTERIOR

CALDWELL • CLINE
ARCHITECTS • DESIGNERS
222 CRESCENT CIRCLE MARIETTA GA 30064
PHONE 770-424-3882 678-668-8930 FAX



The information contained in this document is the exclusive property of Caldwell Cline Architects and Designers and cannot be used or reproduced in any manner without the expressed consent of the owner.

DAVID WEEKLEY HOMES

TYPICAL SIDE ELEVATION
BELL DRIVE

CALDWELL • CLINE
ARCHITECTS • DESIGNERS
222 CRESCENT CIRCLE MARIETTA, GA 30064
PHONE 770-424-3882 678-668-8930 FAX